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ABSTRACT

The First Statewide Legislative Symposium on Rural Development reported that, while community facilities and housing are vital to the successful growth and renewal of New York's rural areas, these requirements are not being met for many rural communities. Rural population influxes have caused escalating costs for maintenance and improvement of local road, water and sanitation services, schools, and other public services, resulting in increased costs of living, higher taxes, and squeezes on local government budgets and housing and affecting low-wage earners and the elderly disproportionately. Bright spots in New York's rural housing situation include availability of land at affordable prices, good existing housing stock, high percentage of owner-occupancy, presence of banks capable of lending, and a sense of community and shared commitment to its well being. Realizing the goal of a comprehensive data base for rural communities that will enhance ability to compete for federal, state, and private support of community facilities and housing, and finding solutions to public policy issues such as how to prevent urban solutions from being misapplied to rural problems may lead to equitable assistance to rural New York communities. (NEC)

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COMMUNITY FACILITIES, HOUSING AND COMMUNITY RENEWAL IN NEW YORK STATE: A PRELIMINARY REPORT

NEW YORK STATE LEGISLATIVE COMMISSION ON RURAL RESOURCES

SENATOR CHARLES D. COOK, CHAIRMAN

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RURAL FUTURES

LEGISLATIVE COMMISSION ON RURAL RESOURCES
STATE OF NEW YORK
(518) 455-2544

The Commission on Rural Resources was established by Chapter 428 of the Laws of 1982, and began its work February, 1983. A bipartisan Commission, its primary purpose is to promote a state-level focus and avenue for rural affairs policy and program development in New York State.

The Commission provides state lawmakers with a unique capability and perspective from which to anticipate and approach large-scale problems and opportunities in the state's rural areas. In addition, legislators who live in rural New York are in the minority and look to the Commission for assistance in fulfilling their responsibilities to constituents.

The Commission seeks to amplify the efforts of others who are interested in such policy areas as agriculture; business, economic development, and employment; education; government and management; environment, land use, and natural resources; transportation; housing, community facilities, and renewal; human relations and community life; and health care. It seeks to support lawmakers' efforts to preserve and enhance the state's vital rural resources through positive, decisive action.

In order to obtain a clearer picture of key problems and opportunities, the Commission invited people to informal discussions at a Statewide Rural Development Symposium, held October 5-7, 1983. It was the first such effort of its kind in the state and nation. Workshop participants undertook in-depth examinations of key policy areas the Commission believed were critical to the state's future rural development.

Symposium participants focused their discussions on ends, not means. In short, the objective was to identify key trends, strengths, weaknesses, goals, and opportunities for advancement; not to present solutions. Once a clearer picture of these findings is drawn, the next step will be to identify and propose the required, and hopefully innovative, recommendations. This task will be the subject of a second, follow-up symposium. Another unique feature of the first symposium was the opportunity it provided participants to share their thinking with colleagues from throughout the state over a three-day period of intensive dialogue.

The Commission is happy to announce that the objective of the Symposium was accomplished. Preliminary reports, based on the findings, are being issued as planned, in connection with a series of public hearings it is sponsoring across the state. The aim of these hearings is to obtain public commentary on the preliminary reports. Following these, a final symposium report will be prepared for submission to the Governor and the State Legislature. It will also serve as a resource report for the second statewide symposium on recommendations.

The Commission is comprised of five Assemblymen and five Senators with members appointed by the leader of each legislative branch. Senator Charles D. Cook (R.-Delaware, Sullivan, Greene, Schoharie, Ulster Counties) serves as Chairman. Assemblyman William L. Parment (D.-Chautauqua) is Vice Chairman and Senator L. Paul Kehoe (R.-Wayne, Ontario, Monroe) is Secretary. Members also include: Senator William T. Smith (R.-Steuben, Chemung, Schuyler, Yates, Senaca, Ontario); Senator Anthony M. Masiello (D.-Erie); Senator Thomas J. Bartosiewicz (D.-Kings); Assemblywoman Louise M. Slaughter (D.-Monroe, Wayne); Assemblyman Michael McNulty (D.-Albany, Rensselaer); Assemblyman John G.A. O'Neil (R.-St. Lawrence); and Assemblyman Richard Coombe (R.-Sullivan, Delaware, Chenango).

New York State Legislative Commission on Rural Resources □ Senator Charles D. Cook, Chairman

PREFACE

The Legislative Commission on Rural Resources publishes herein one of nine preliminary reports from the First Statewide Legislative Symposium on Rural Development held October 5-7, 1983. Not only was this effort a "first" for New York State, but for the nation as well.

The purpose of the Symposium, and the public hearings that will follow, is to catalog the strengths of rural New York, to define its problems, and to establish goals for the next two decades. Neither the Symposium nor the hearings will deal with strategy to develop our resources, address our problems, or accomplish our goals. That will be the thrust of a later Commission effort.

For the moment, it is our purpose to foster as objectively and exhaustively as possible, an understanding of where we are and where we want to go.

The Symposium reports in each subject area encompass the oral and written findings of the respective workshops, along with responses given at the Commission hearing where the reports were presented to State legislators for comment and discussion. Incorporated into this preliminary report is subsequent comment from group participants on points they felt needed amplification. Also appended to the published product is basic resource material intended to clarify points made in the reports.

I wish to personally congratulate the Symposium participants on the very sound and scholarly documents they have produced. However, their work is only preliminary to the final product which will be issued by the Commission once the hearing process is complete.

Those who read this report are urgently invited to participate in the public hearings that will be held throughout rural New York, or to submit comments in writing to the Commission. Your support, disagreement or commentary on specific points contained in the Symposium report will have a strong influence on the final report of the Commission.

Please do your part in helping to define sound public policy for rural New York during the next two decades.

Senator Charles D. Cook

Chairman

Legislative Commission on Rural Resources

INTRODUCTION

Community facilities and housing are vital to the successful growth and renewal of New York State's rural areas. If well planned, financed, properly timed, and carefully keyed to the community they can bring new jobs, higher income, and perhaps a fresh lease on life for communities and their residents.

In the real world, however, these requirements are not being met for many of New York State's rural communities. Of all the impacts of change on rural communities, population spillovers from other taxing jurisdictions have become the most insidious in rural New York. In outlying areas that are within commuting distance of job opportunities in other localities, for example, population influxes during the 1970's and 80's have come when least expected, hitting too fast too soon, and causing change that has only rarely been tailored to the rural community's needs. The attendent population pressure has often meant escalating costs for maintenance and improvement of local roads, water and sewage systems, sanitation services, schools, and a host of other public services without having access to taxes from employers where residents work. The all-too-common result has been increased costs of living, higher taxes, and a serious squeeze on local government budgets and housing.

Too often, those who suffer most from inadequate community facilities and housing, and from increased taxes or property values are the long-term residents of New York State's rural areas who live on fixed incomes. Low-wage earners and the elderly have have paid the highest price from population influx, often without receiving a corresponding benefit.

A general insensitivity to the special nature and requirements of rural communities has in part been brought about by a lack of information on, or the

application of metropolitan solutions, to rural problems. Moreover, the problems associated with upkeep and renewal of rural community facilities and housing have not received adequate attention.

Grants, the traditional federal and state response to local needs, when applied sensitively, are effective against all types of population impacts. They are most appropriate when local tax revenues cannot cover needed expansion and renewal of community facilities and housing without raising tax revenues excessively. The effects of some population spillover may require continued grants, loan guarantees, improved aid formulas, and shared state taxes to cover operating costs as well as investments costs.

A major goal suggested by Symposium participants is to develop a comprehensive data base for rural communities that will enhance their ability to compete for federal, state, and private support of community facilities and housing. It is hoped that this will lead to an equitable distribution of assistance to rural communities in New York State.

A major public policy question that lawmakers will have to face is how to provide program guidelines so that urban solutions are not misapplied in rural areas where they don't fit or work. A related issue is how to provide rural residents more access to financial and technical assistance in meeting their community facilities and housing requirements.

WHERE RURAL NEW YORK IS TODAY

Trends

- An increase in household formations in rural areas that creates an imbalance between demand and limited supply.
  - Decreasing family size may present difficulties in relation to maintenance of relatively large homes;
  - Increasing percentage of elderly family units;
  - Increasing overall demand for rental units;
- Increasing absorption of small local banks by larger state-wide institutions.
- Expression of national trends in housing: smaller homes; more owner involvement in construction; more use of manufactured parts; more emphasis on insulation; increased demands for mobile homes; increased presence of mobile homes (which may be the only housing alternative for an increasing number of households); increased cost of new construction; demand for more reasonable mortgage terms.
- Recent rise in foreclosure and abandonment--leading to homeless families and visual blight.
- Increased breakdowns and problems with municipal water and wastewater facilities through years of inadequate capital investment and lack of knowledge about problems that exist.
- Increasing problems with local ability to provide social and human services due to the high cost of operating from old, and often inefficient, high-energy cost buildings.
- Increased problems due to additional governmental regulations and requirements in such areas as fire and safety codes which often fail to differentiate rural risk from urban risk and conditions.
- Increasing housing development where municipal water and wastewater facilities are not available.
- Rising costs and increasing sophistication of firefighting equipment--seriously impacting the limited tax base of rural fire districts.
- The general deterioration of downtown areas in many rural communities continues unabated.

Strengths and Assets

- Sense of community and shared commitment to its well-being.
- Resourcefulness of community residents to solve problems:
  - Rural communities have a great potential to solve their own problems but are not given sufficient opportunity to do so.
- Economic self-sufficiency of many services.
- A general abundance of existing resources, including quantity and quality of water, housing stock, and such services as libraries, and emergency medical treatment.
- High health and safety standards which assure quality and performance in critical areas.
- Economies and virtues of the smaller scale:
  - Small projects may be more cost-effective.
- General availability of land at affordable prices.
- Growth in available services.
- Beauty and heritage in the natural and community environment.
- Good existing housing stock:
  - Including much historic housing stock which lends itself to the new investment stimulus provided by the investment tax credit.
- High percentage of owner-occupancy which promotes good maintenance (in general).
- Presence of larger metropolitan banks in the rural sector which provides an enhanced resource-lending potential.
- Well developed network of volunteer fire departments.
- Community centers which provide:
  - convenience of retail services for residents living nearby;
  - generally, the greatest number of jobs in the immediate area;
  - lower commercial rental costs in underutilized space and the ability to act as an incubator for new local businesses (with facilities already available in many areas).
- Downtown areas with a potential for growth which, in addition to being

the hub of commerce, provide a complementary set of convenience, retail, specialty retail, and government services.

Weaknesses and Problem Areas

- Inadequate information to trigger effective response to problems at the community level, and to allocate resources to local need at the state level:
  - State lacks the ability to make rational planning decisions in regard to resource allocation.
  - Poor statistics pertaining to housing conditions in rural areas [old plumbing and overcrowding statistics need to be supplemented or replaced with information relating to general housing conditons such as health and safety (e.g., wiring and heating systems)].
- Generally haphazard settlement patterns... and the inability and/or unwillingness to deal with them:
  - Cost savings for services could be realized if individual communities developed in a more rational fashion.
- Older age of buildings and systems--with resulting deterioration and high operating and energy costs:
  - Energy efficiency is substandard in many rural housing units since many homes were built in a time of inexpensive heating costs. These must recieve extensive retrofitting in order to become affordable.
- Large segments of the rural population include moderate-income, working families, employed in factory, agricultural, and service industries. This group is being squeezed out of the housing market by:
  - Influx of middle and higher income householders, and second home owners;
  - Increased costs for purchase and maintenance of existing structures;
  - Increased costs of new construction;
  - Increased cost of borrowing money.
- Inadequate funds for rehabilitation of existing, and construction of new rural facilities.
- Community facility and housing costs that are too high and not well

controlled.

- Absence of acceptable sewage treatment facilities (i.e., functioning septic systems or wastewater treatment plants):

  - There is some evidence that rural public wastewater facilities are functionally deficient in both the treatment and storage of wastewater.

- Excessive reliance on individual water supply systems.

- Too many projects which mistakenly apply urban requirements and technologies to rural areas (e.g., sewage treatment plants, originally designed for urban areas, were not intended to be scaled down for small rural communities).

- Lack of acceptance, particularly at the state and federal level, of alternative and innovative solutions:

  - Slow technology transfer does not allow best use and benefit of public facilities and programs;

  - Need for more risk taking and divergent thinking.

- Inconsistent attitude towards the importance of community centers to rural communities.

- Downtown areas, as a whole, have deteriorated over the past several decades, often accompanied by a diminishing resource base, community pride, and identity:

  - May lack room for new commercial, public, and residential development;

  - Some primary commercial trade has been siphoned off by local and regional malls;

  - General failure to maintain consumer appeal;

  - Inadequate parking often requires massive clearing of existing structures in order to provide more space.

- High cost of telecommunications may increase the gap between rural and informational resources (e.g., smaller places cannot afford to access data systems for their libraries).

- Complicated federal (and at times state) regulations for retrofit and new construction.

- Insufficient agenda of priorities at the community level for allocating limited resources to what is most desired and needed... and lack of support for that agenda at higher levels of government.

- Safety and general building codes that do not reflect the rural context

and actual risk.

- Inappropriate mortgage lending policy--in particular rural banks bought by urban ones which impose different and distant loan criteria:
  - Less capacity for decision making on the local level;
  - Decreased flexibility resulting from the use of "cookie-cutter" lending procedures.
- Lack of adequate rental housing units. Currently 25 percent of the rural population rents and this percentage is increasing.
- Mobile homes may be the only housing alternative for an increasing number of households.
- Major cuts in federal subsidies for rental housing.
- Discrimination, particularly at the local level, where certain kinds of residents (financially disadvantaged - welfare or disability recipients) are not acknowledged or welcomed.
- Inconsistent zoning practices.
- Inadequate housing options for the elderly.
- Inadequate service delivery or incentives within some existing programs (e.g., Farmers Home Interest Credit Program).

GOALS FOR RURAL NEW YORK

- Create a mechanism for equitable distribution of state and federal support for housing and community facilities between urban and rural areas:
  - Should create a baseline formula for allocation of funding;
  - Current methods such as the Community Development Block Grant are inappropriate.
- Develop a comprehensive data base for state government and communities, as the lack of data in rural areas currently puts them at a disadvantage. Data resources are needed to enhance their capacity to compete for government funding.
- Revise "uniform" fire, building, and health codes, as well as zoning regulations to differentiate for the rural context.
- Provide greater rental accessibility to those with low, fixed incomes (including the elderly):

  - Allow the conversion of existing structures to include accessory units;

  - Provide better financing assistance for rental housing development.

- Coordinate technical assistance to rural communities (supportive, non-regulatory, and problem solving).

- Revise zoning controls to produce better quality mobile home development.

- Create a one-stop service on state programs and operations for rural communities.

- Initiate a formal review, and if necessary, an adjudication process to insure that all state programs fit appropriately to rural circumstances.

- Formulate a clear state policy for development programs which provides incentives for alternate approaches to solving rural problems on rural terms (including increased volunteerism and program innovation).

- Increase capital availability to rural communities for facility renewal.

- Provide less expensive financing programs for owner-occupants.

- Complete a plan in each rural community to solve its facility problems, as well as a capital improvements budget for implementing that plan.

- Encourage joint management functions such as sales promotions and recruitment of new businesses to improve the retail mix.

- Strive to maintain quality and availability of facilities in rural communities (especially those experiencing high growth).

- Encourage rural communities in their efforts to renew and preserve downtown areas.

PUBLIC POLICY QUESTIONS TO BE ADDRESSED

- How to define program guidelines differently for rural areas so that urban solutions are not insensitively applied where they don't fit or work.

- How to provide more equity, so that rural residents get their share of state and federal resources (e.g., Community Development Block Grant).

- How to tap the capacity for volunteerism and local initiative that is latent in small towns and rural areas, in harmony with state and federal supports.

- How to provide locational incentives such that rural residents locate in places where existing infrastructure and services are in place.

- Should state and local governments participate in the development of more appropriate wastewater disposal technologies for rural areas?

- Should controls be developed as a prerequisite for installation of private on-site water supply and disposal, to insure continued quantity and quality of ground water supplies?

- How can alternative technologies and approaches that are more generic to rural areas be better encouraged?

- Should incentives be given to create mechanisms for development of housing for young families in rural areas? What are the barriers within existing programs offered by H.U.D., and FmHA?

- Should programs be developed to meet the finance needs of owner-participated construction?

- Is increased growth a given for much of rural New York and if so, what impact will it have on the individual community's ability to provide adequate housing, and service facilities?

- How can access to private capital be improved for housing and community facilities (e.g., bond markets)?

- What roles should downtown areas play in the future rural community? What assistance and encouragement should state government and private interests provide to local communities in effort to preserve and enhance downtown areas?

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APPENDIX

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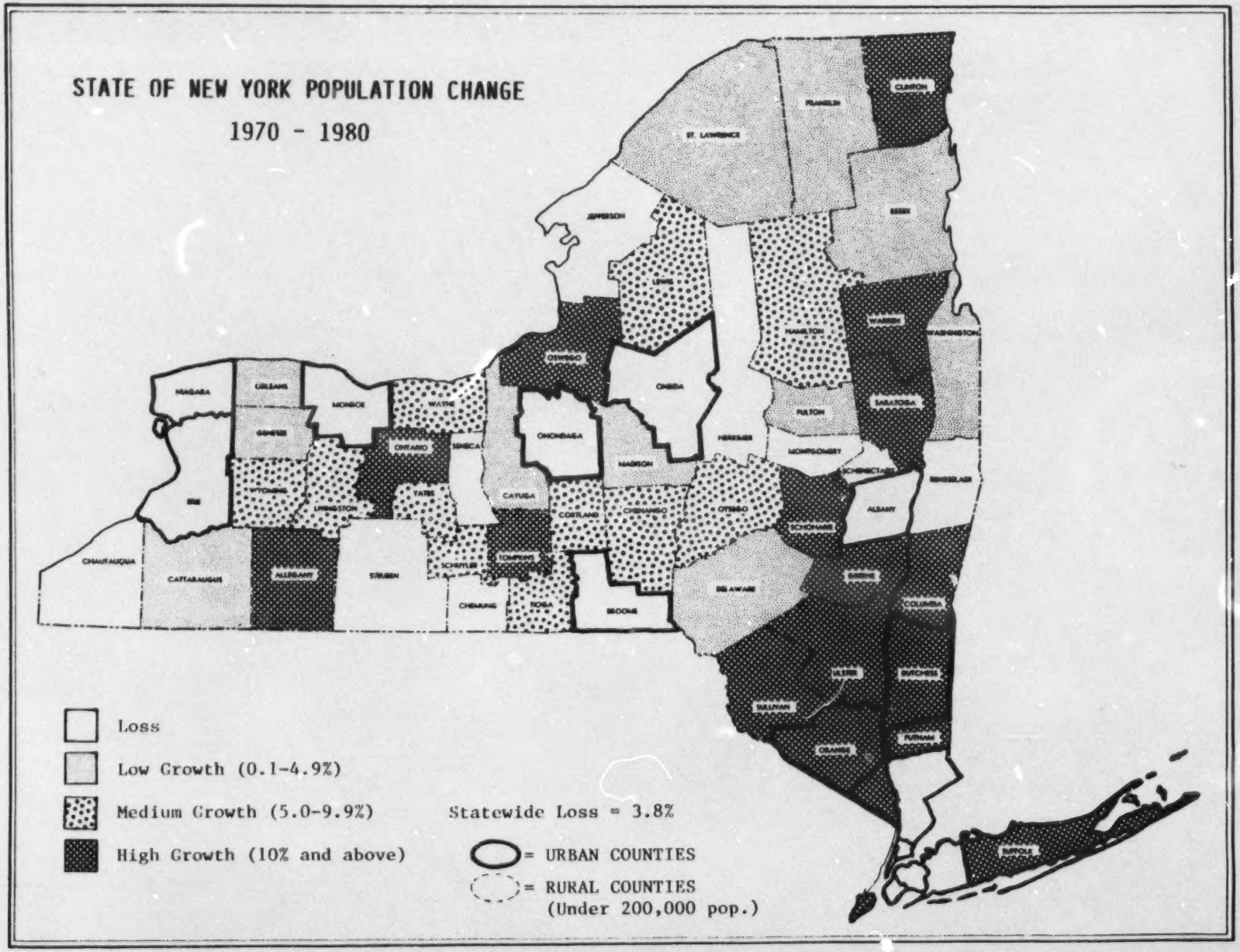

17 Source: U.S. Bureau of the Census, 1980 Census of Population and Housing. 18

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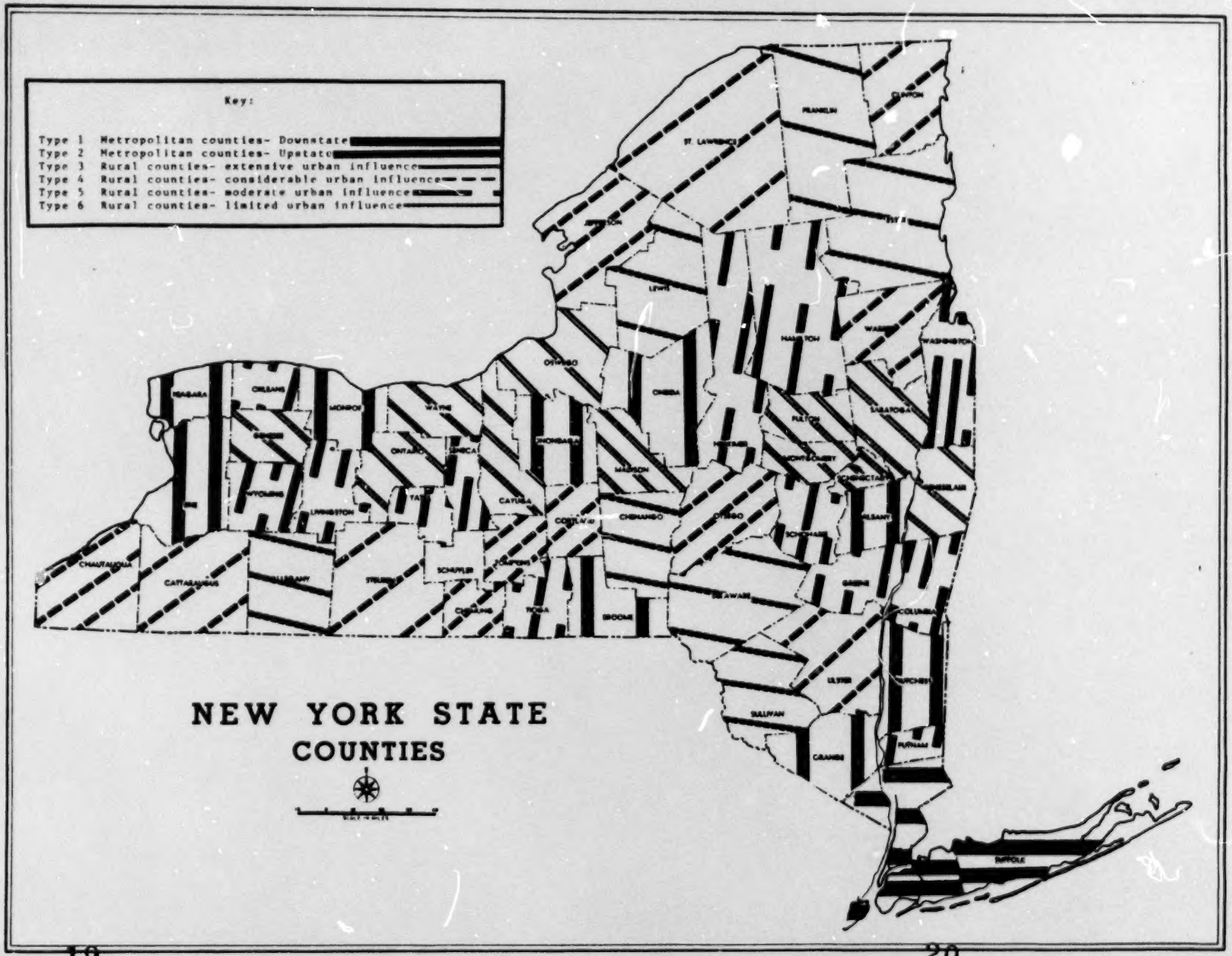
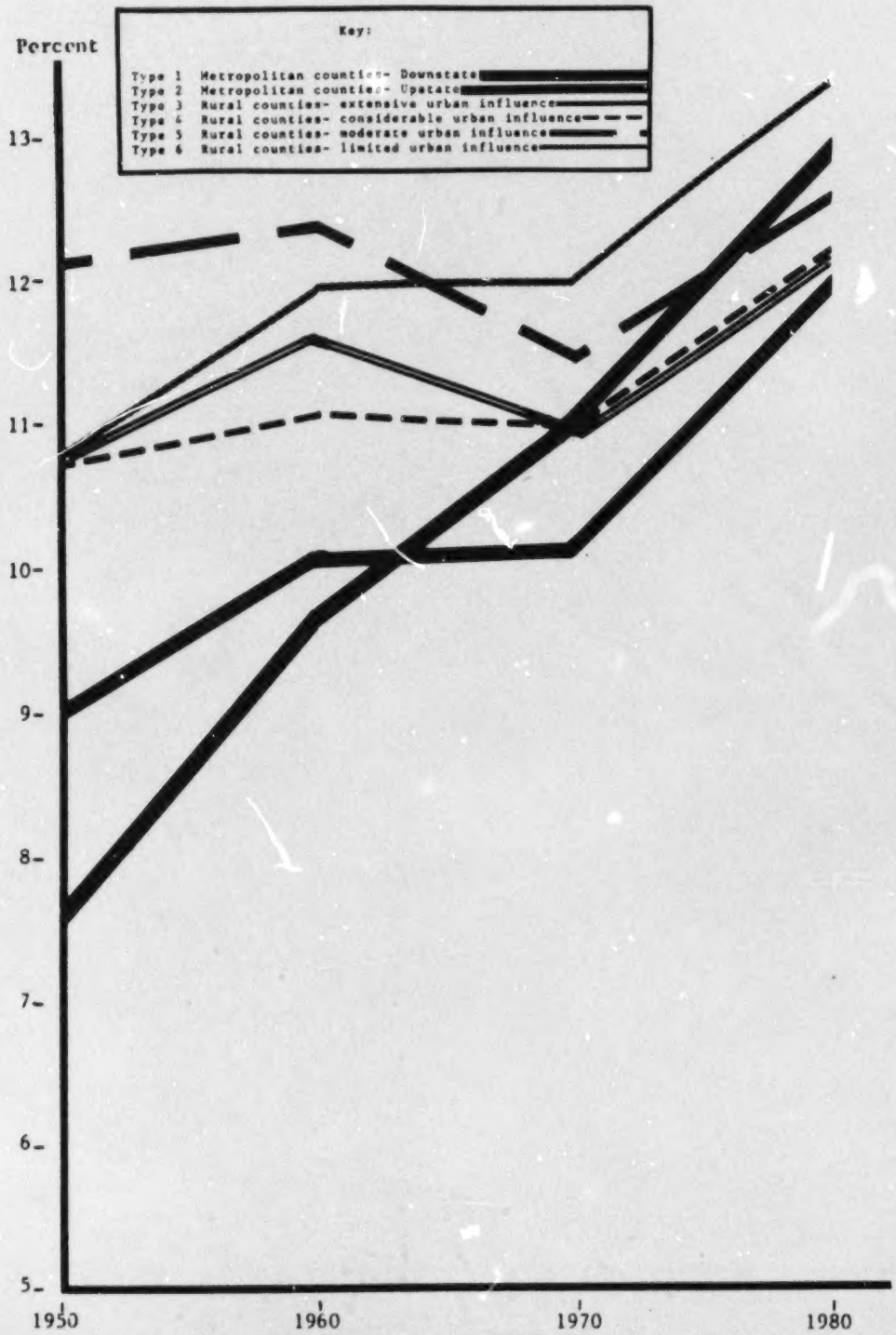

Key:
Type 1 Metropolitan counties- Downstate
Type 2 Metropolitan counties- Upstate
Type 3 Rural counties- extensive urban influence
Type 4 Rural counties- considerable urban influence
Type 5 Rural counties- moderate urban influence
Type 6 Rural counties- limited urban influence
NEW YORK STATE
COUNTIES

PERCENTAGE OF POPULATION 65 YEARS OF AGE OR OLDER BY COUNTY TYPES
NEW YORK STATE 1950-1980



SOURCE: TRENDS IN BASIC SOCIAL INDICATORS FOR RURAL AND METROPOLITAN COUNTIES IN NEW YORK STATE, 1950-1980, BY PAUL R. EBERTS, LEGISLATIVE COMMISSION ON RURAL RESOURCES, 1983.

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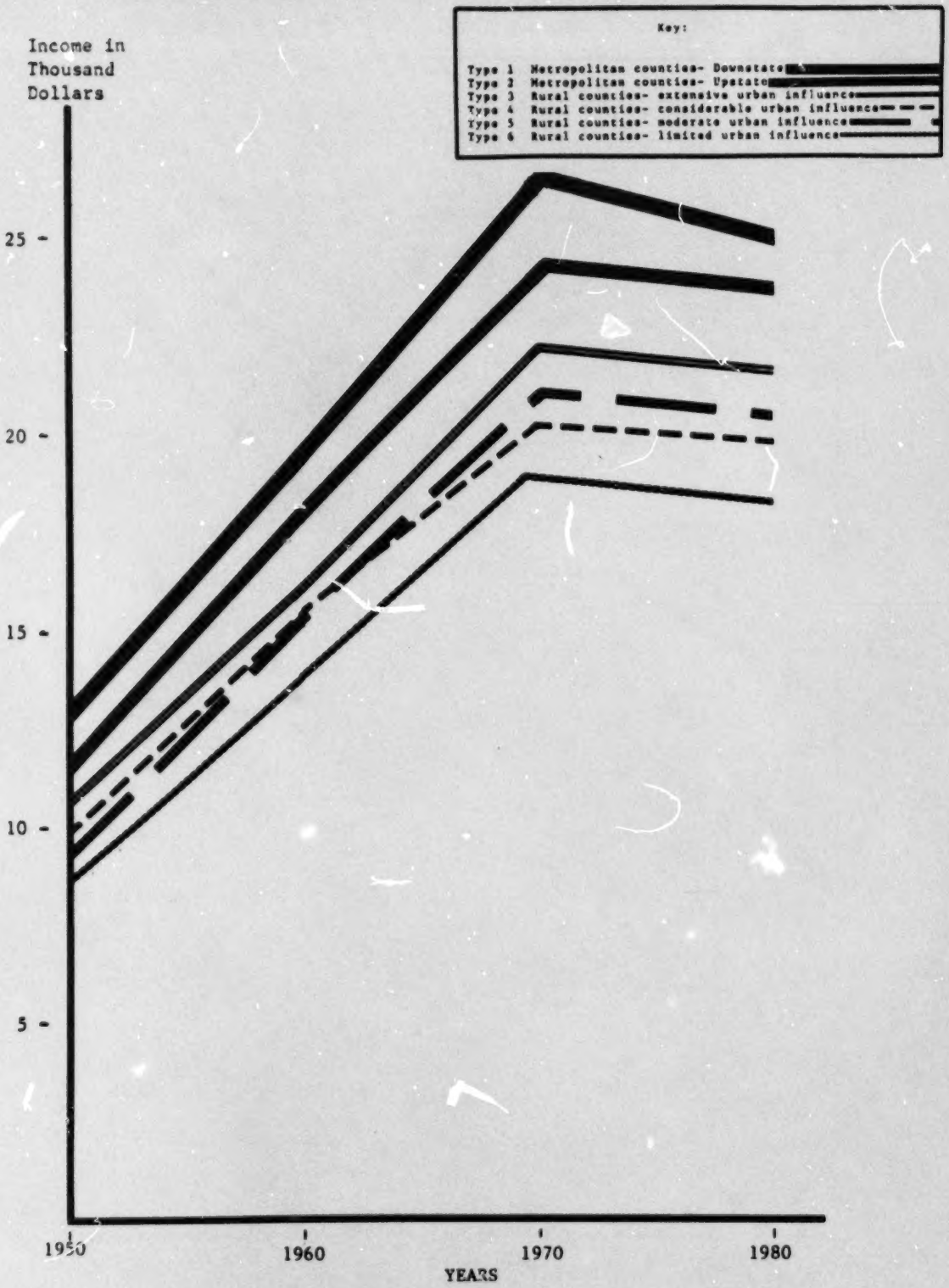
MEDIAN FAMILY INCOME BY COUNTY TYPE, NEW YORK STATE, 1950-1980



SOURCE: TRENDS IN BASIC SOCIAL INDICATORS FOR RURAL AND METROPOLITAN COUNTIES IN NEW YORK STATE, 1950-1980, BY PAUL R. EBERTS, LEGISLATIVE COMMISSION ON RURAL RESOURCES, 1983.

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NYS YEAR-ROUND HOUSING UNITS BUILT BEFORE 1940 BY COUNTY

Rural Counties	Total Year-round Housing Units	Housing Units Built Before 1940	% of Total
Allegany	17988	10449	58.09
Cattaraugus	31766	18698	58.86
Cayuga	29092	17170	59.02
Chautauqua	56694	34437	60.74
Chemung	36513	17247	47.24
Chenango	18252	9968	54.61
Clinton	26625	10793	40.54
Columbia	24778	11686	47.16
Cortland	17268	9214	53.36
Delaware	19482	10499	53.89
Essex	14967	8211	54.86
Franklin	16477	9578	58.13
Fulton	22316	13324	59.71
Genesee	21104	11529	54.63
Green	18776	8359	44.52
Hamilton	2538	1016	40.03
Herkimer	24961	14955	59.91
Jefferson	33212	20766	62.53
Lewis	8781	5548	63.18
Livingston	19272	9482	49.20
Madison	22264	12067	54.20
Montgomery	21135	13739	65.01
Ontario	32308	15887	49.17
Orleans	13913	8706	62.57
Oswego	39648	19072	48.10
Otsego	22517	14055	62.42
Putnam	26023	6614	25.42
Rensselaer	56481	30566	54.12
Saratoga	55681	18308	32.88
Schenectady	59343	30487	51.37
Schoharie	10962	5573	50.84
Schuyler	6704	3790	56.53
Seneca	12135	6836	56.33
St. Lawrence	38220	19673	51.47
Stuben	37911	20512	54.11
Sullivan	31852	10571	33.19
Tioga	17834	7528	42.21
Tompkins	30855	12424	40.27
Ulster	63521	24874	39.16
Warren	21743	9564	43.99
Washington	19383	11623	59.96
Wayne	30195	15495	51.32
Wyoming	13845	8689	62.76
Yates	8527	5152	60.42
Metropolitan Counties			
Albany	115048	51434	44.71
Bronx	450957	184427	40.90
Broome	81151	36557	45.05
Dutchess	85445	26118	30.57
Erie	387330	168109	43.40
Kings	880980	502413	57.03
Monroe	263782	93430	35.42
Nassau	431949	101663	23.54
New York	754416	421958	55.93
Niagara	84544	36355	43.00
Oneida	93653	45569	48.66
Onondaga	175532	65344	37.23
Orange	39648	33877	85.44
Queens	736678	305036	41.41
Richmond	118829	38374	32.29
Rockland	80089	16259	20.30
Suffolk	405667	57567	14.19
Westchester	315850	133389	42.23

SUMMARY:	% Constructed Before 1940
New York State	43.61
Rural Counties	50.68
Metropolitan Counties	42.13

SOURCE: SUPPLEMENTARY REPORT- ADVANCE ESTIMATES OF SOCIAL, ECONOMIC, AND HOUSING CHARACTERISTICS, 1980 U.S. CENSUS.

MOBILE HOMES AS NYS YEAR-ROUND HOUSING UNITS BY COUNTY

Rural Counties	Total Year-round Housing Units	Number of Mobile Homes	% of Total
Allegany	17988	1878	10.44
Cattaraugus	31766	2778	8.75
Cayuga	29092	2362	8.12
Chautauqua	56694	2694	4.75
Chemung	36513	1469	4.02
Chenango	18252	2488	13.63
Clinton	26625	3230	12.13
Columbia	24778	1910	7.71
Cortland	17268	1057	6.12
Delaware	19482	2151	11.04
Essex	14967	1339	8.95
Franklin	16477	1430	8.86
Fulton	22316	1485	6.65
Genesee	21104	1141	5.41
Green	18776	1611	8.58
Hamilton	2538	177	6.97
Herkimer	24961	2108	8.45
Jefferson	33212	2961	8.92
Lewis	8781	938	10.68
Livingston	19272	2140	11.10
Madison	22264	1676	7.53
Montgomery	21135	1172	5.55
Ontario	32308	2713	8.40
Orleans	13913	861	6.19
Oswego	39648	5243	13.22
Otsego	22517	2219	9.85
Putnam	26023	235	.90
Rensselaer	56481	1570	2.78
Saratoga	55681	5721	10.27
Schenectady	59343	307	.52
Schoharie	10962	1301	11.87
Schuyler	6704	684	10.20
Seneca	12135	1281	10.56
St. Lawrence	38220	3788	9.91
Stuben	37911	3984	10.51
Sullivan	31852	2697	8.47
Tioga	17834	2236	12.54
Tompkins	30855	2324	7.53
Ulster	63521	4072	6.41
Warren	21743	1168	5.37
Washington	19383	1384	7.14
Wayne	30195	2650	8.78
Wyoming	13845	771	5.57
Yates	8527	934	10.95
Metropolitan Counties			
Albany	115048	1855	1.61
Bronx	450957	680	.15
Broome	81151	3355	4.13
Dutchess	85445	3427	4.01
Erie	387330	2958	.76
Kings	880980	895	.10
Monroe	263782	1728	.66
Nassau	431949	239	.06
New York	754416	1423	.19
Niagara	84544	2051	2.43
Oneida	93653	4321	4.61
Onondaga	175532	1898	1.08
Orange	90437	2477	2.74
Queens	736678	706	.10
Richmond	118829	28	.02
Rockland	80089	979	1.22
Suffolk	405667	3251	.80
Westchester	315850	374	.12

SUMMARY:	% Mobile Homes
New York State	1.80
Rural Counties	7.66
Metropolitan Counties	.59

SOURCE: SUPPLEMENTARY REPORT- ADVANCE ESTIMATES OF SOCIAL, ECONOMIC, AND HOUSING CHARACTERISTICS, 1980 U.S. CENSUS.

OCCUPANCY STATUS OF NYS HOUSING UNITS BY COUNTY

Rural Counties	Total Year-round Housing Units	% Owner-Occupied	% Rented	% Vacant
Allegany	17988	68.36	23.40	8.24
Cattaraugus	31766	67.80	24.38	7.83
Cayuga	29092	65.77	26.68	7.55
Chautauqua	56694	65.99	27.17	6.84
Chemung	36513	65.75	28.79	5.46
Chenango	18252	68.80	23.56	7.64
Clinton	26625	59.31	34.20	6.49
Columbia	24778	60.50	25.57	13.94
Cortland	17268	60.75	33.78	5.47
Delaware	19482	62.66	21.94	15.39
Essex	14967	64.06	21.99	13.95
Franklin	16477	64.53	27.28	8.19
Fulton	22316	65.09	25.69	9.22
Genesee	21104	69.83	25.46	4.71
Green	18776	57.86	21.60	20.54
Hamilton	2538	61.98	13.79	24.23
Herkimer	24961	67.93	26.95	5.12
Jefferson	33212	63.40	29.31	7.29
Lewis	8781	73.65	18.04	8.31
Livingston	19272	68.66	26.04	5.29
Madison	22264	69.30	24.15	6.55
Montgomery	21135	62.79	31.10	6.10
Ontario	32308	68.58	25.22	6.19
Orleans	13913	69.79	23.47	6.73
Oswego	39648	68.61	25.32	6.08
Otsego	22517	63.85	25.99	10.17
Putnam	26023	74.54	19.10	6.36
Rensselaer	56481	59.01	34.36	6.63
Saratoga	55681	67.72	25.55	6.73
Schenectady	59343	63.33	31.32	5.35
Schoharie	10962	67.11	21.16	11.72
Schuyler	6704	72.24	17.83	9.93
Seneca	12135	71.01	23.00	5.99
St. Lawrence	38220	67.30	26.37	6.33
Stuben	37911	69.29	23.43	7.28
Sullivan	31852	49.29	22.98	27.73
Tioga	17834	73.81	18.82	7.37
Tompkins	30855	52.87	42.90	4.24
Ulster	63521	60.39	27.55	12.06
Warren	21743	60.81	28.51	10.68
Washington	19383	69.57	22.72	7.72
Wayne	30195	72.18	22.02	5.80
Wyoming	13845	69.92	22.33	7.76
Yates	8527	69.13	21.32	9.95
Metropolitan Counties				
Albany	115048	52.00	40.65	7.35
Bronx	450957	13.91	81.28	4.81
Broome	81151	61.89	32.76	5.35
Dutchess	85445	62.72	31.66	5.62
Erie	387330	58.98	35.31	5.71
Kings	880980	21.96	72.05	5.98
Monroe	263782	60.49	35.13	4.38
Nassau	431949	77.41	20.61	1.98
New York	754416	7.23	86.16	6.62
Niagara	84544	65.31	29.62	5.07
Oneida	93653	61.31	32.63	6.04
Onondaga	175532	58.35	36.04	5.61
Orange	90437	61.19	31.97	6.84
Queens	736678	36.80	59.84	3.36
Richmond	118829	58.74	37.68	3.58
Rockland	80089	68.94	28.33	2.73
Suffolk	405667	75.93	19.15	4.92
Westchester	315850	51.04	46.30	2.66

SUMMARY:	% Owner Occupied	% Rented	% Vacant
New York State	45.97	48.57	5.45
Rural Counties	65.05	26.62	8.33
Metropolitan Counties	42.01	53.13	4.86

SOURCE: SUPPLEMENTARY REPORT- ADVANCE ESTIMATES OF SOCIAL, ECONOMIC, AND HOUSING CHARACTERISTICS, 1980 U.S. CENSUS.

SOURCE OF WATER FOR NYS YEAR-ROUND HOUSING UNITS BY COUNTY

Rural Counties	Total Year-round Housing Units	% Public System or Private Company	% Individual Drilled or Dug Well	% Other
Allegany	17988	49.79	40.60	9.61
Cattaraugus	31766	58.39	35.97	5.64
Cayuga	29092	68.59	27.60	3.81
Chautauqua	56694	69.30	28.93	1.77
Chemung	36513	72.76	26.49	.75
Chenango	18252	44.81	46.38	8.81
Clinton	26625	55.63	39.18	5.19
Columbia	24778	37.02	60.88	2.10
Cortland	17268	63.57	33.34	3.09
Delaware	19482	42.72	36.65	20.63
Essex	14967	69.95	19.11	10.94
Franklin	16477	54.91	38.43	6.66
Fulton	22316	63.83	33.73	2.44
Genesee	21104	58.47	40.49	1.04
Green	18776	37.73	58.06	4.20
Hamilton	2538	44.76	44.41	10.84
Herkimer	24961	67.55	26.84	5.61
Jefferson	33212	64.34	30.85	4.81
Lewis	8781	44.64	45.17	10.19
Livingston	19272	61.12	32.34	6.54
Madison	22264	58.07	36.66	5.27
Montgomery	21135	68.05	29.72	2.23
Ontario	32308	73.21	24.06	2.73
Orleans	13913	52.57	46.78	.65
Oswego	39648	53.59	43.59	2.82
Otsego	22517	48.69	43.22	8.09
Putnam	26023	33.22	65.44	1.34
Rensselaer	56481	66.22	32.20	1.58
Saratoga	55681	61.69	36.25	2.06
Schenectady	59343	92.90	6.82	.28
Schoharie	10962	31.79	59.39	8.82
Schuyler	6704	36.14	59.16	4.70
Seneca	12135	60.05	36.26	3.69
St. Lawrence	38220	52.28	44.09	3.63
Stuben	37911	54.29	40.22	5.49
Sullivan	31852	43.14	52.06	4.80
Tioga	17834	41.49	56.81	1.70
Tompkins	30855	64.26	32.61	3.13
Ulster	63521	46.74	50.29	2.97
Warren	21743	66.25	27.17	6.58
Washington	19383	46.19	47.98	5.84
Wayne	30195	67.66	29.75	2.59
Wyoming	13845	50.31	45.58	4.11
Yates	8527	44.87	42.92	12.21
Metropolitan Counties				
Albany	115048	91.42	8.06	.52
Bronx	450957	99.94	.03	.03
Broome	81151	77.39	21.46	1.15
Dutchess	85445	60.69	38.38	.93
Erie	387330	95.30	4.52	.18
Kings	880980	99.91	.07	.03
Monroe	263782	97.41	2.48	.11
Nassau	431949	99.70	.25	.05
New York	754416	99.98	.01	.01
Niagara	84544	95.93	3.99	.08
Oneida	93653	81.18	16.90	1.92
Onondaga	175532	92.39	6.81	.80
Orange	90437	70.09	29.20	.72
Queens	736678	99.92	.05	.02
Richmond	118829	99.93	.04	.03
Rockland	80089	92.45	7.31	.24
Suffolk	405667	85.53	16.38	.09
Westchester	315850	95.14	4.77	.09

SUMMARY:	% Public System or Private Company	% Individual Drilled or Dug Well	% Other
New York State	89.33	9.84	.83
Rural Counties	58.76	37.20	4.04
Metropolitan Counties	95.68	4.16	.16

SOURCE: SUPPLEMENTARY REPORT- ADVANCE ESTIMATES OF SOCIAL, ECONOMIC, AND HOUSING CHARACTERISTICS, 1980 U.S. CENSUS.

METHOD OF SEWAGE DISPOSAL IN NYS HOUSING UNITS BY COUNTY

Rural Counties	Total Year-round Housing Units	% Public Sewer	% Septic Tank or Cesspool	% Other
Allegany	17988	30.71	67.06	2.23
Cattaraugus	31766	44.89	52.68	2.43
Cayuga	29092	57.66	40.86	1.48
Chautauqua	56694	60.78	38.21	1.01
Chemung	36513	62.36	37.07	56
Chenango	18252	30.49	67.66	1.85
Clinton	26625	47.94	49.25	2.81
Columbia	24778	25.98	72.35	1.67
Cortland	17268	52.13	46.73	1.14
Delaware	19482	33.92	63.22	2.86
Essex	14967	42.40	55.25	2.35
Franklin	16477	46.10	51.03	2.86
Fulton	22316	53.47	45.14	1.39
Genesee	21104	46.98	51.44	1.58
Green	18776	27.23	70.81	1.96
Hamilton	2538	14.97	82.23	2.80
Herkimer	24961	56.79	41.62	1.59
Jefferson	33212	53.10	44.91	2.00
Lewis	8781	25.91	70.12	3.97
Livingston	19272	46.22	52.01	1.77
Madison	22264	40.77	58.15	1.08
Montgomery	21135	68.33	30.80	.87
Ontario	32308	57.13	41.45	1.41
Orleans	13913	42.63	55.77	1.60
Oswego	39648	43.79	54.85	1.36
Otsego	22517	31.77	65.90	2.33
Putnam	26023	14.49	84.94	.57
Rensselaer	56481	61.94	36.78	1.28
Saratoga	55681	49.81	48.82	1.37
Schenectady	59343	71.48	28.19	.33
Schoharie	10962	24.34	72.07	3.59
Schuyler	6704	26.22	71.12	2.66
Seneca	12135	47.42	50.94	1.65
St. Lawrence	38220	49.66	48.12	2.22
Stuben	37911	43.99	54.33	1.68
Sullivan	31852	33.94	64.37	1.69
Tioga	17834	29.62	68.52	1.76
Tompkins	30855	59.32	39.59	1.09
Ulster	63521	34.53	63.19	1.56
Warren	21743	42.69	55.26	2.04
Washington	19383	38.82	60.40	2.79
Wayne	30195	41.77	56.42	1.81
Wyoming	13845	36.57	61.52	1.91
Yates	8527	35.62	61.38	3.00
Metropolitan Counties				
Albany	115048	85.27	13.63	1.10
Bronx	450957	99.35	.19	.46
Broome	81151	71.65	27.78	.57
Dutchess	85445	46.06	52.95	.99
Erie	387330	89.81	9.76	.42
Kings	880980	98.97	.19	.84
Monroe	263782	87.79	11.88	.33
Nassau	431949	74.17	25.63	.20
New York	754416	99.04	.03	.94
Niagara	84544	78.52	20.85	.63
Oneida	93653	71.28	28.08	.64
Onondaga	175532	84.46	15.17	.37
Orange	90437	61.16	38.19	.66
Queens	736678	98.79	.83	.39
Richmond	118829	87.73	11.53	.75
Rockland	80089	89.23	10.37	.40
Suffolk	405667	15.09	84.20	.71
Westchester	315850	87.50	12.23	.28

SUMMARY:	% Public Sewer	% Septic Tank or Cesspool	% Other
New York State	78.72	20.51	.77
Rural Counties	46.72	51.65	1.63
Metropolitan Counties	85.37	14.04	.59

SOURCE: SUPPLEMENTARY REPORT- ADVANCE ESTIMATES OF SOCIAL, ECONOMIC, AND HOUSING CHARACTERISTICS, 1980 U.S. CENSUS.

PRIMARY HEATING FUEL FOR NYS OCCUPIED YEAR-ROUND HOUSING UNITS BY COUNTY

Rural Counties	% Utility Gas	% Electricity	% Petroleum	% Wood	% Other
Allegany	65.66	6.75	14.00	10.26	3.33
Cattaraugus	63.82	6.26	17.88	8.26	3.78
Cayuga	50.14	8.00	33.12	6.39	2.35
Chautauqua	80.31	4.47	9.05	3.59	2.58
Chemung	79.49	6.74	8.74	3.40	1.64
Chenango	12.44	10.72	60.62	12.37	3.85
Clinton	0.49	29.29	54.99	11.08	4.15
Columbia	12.24	11.37	66.21	8.03	2.15
Cortland	55.32	9.01	26.33	7.23	2.10
Delaware	11.76	8.77	61.49	12.86	5.12
Essex	0.29	12.56	71.90	12.13	3.12
Franklin	0.26	14.70	69.70	10.95	4.40
Fulton	40.51	7.03	43.46	6.56	2.44
Genesee	57.38	9.00	27.35	2.72	3.55
Green	2.88	14.28	69.98	8.95	3.90
Hamilton	0.21	9.57	62.25	20.38	7.59
Herkimer	41.16	6.27	43.47	6.46	2.63
Jefferson	36.89	8.15	43.50	7.04	4.42
Lewis	0.20	7.50	70.94	17.04	4.32
Livingston	42.44	11.14	35.05	6.21	5.14
Madison	35.20	8.92	43.51	9.55	2.82
Montgomery	43.95	6.98	42.33	4.32	2.42
Ontario	52.39	11.18	26.94	4.26	5.23
Orleans	32.21	10.73	47.13	4.99	4.94
Oswego	43.36	8.89	36.55	7.71	3.49
Otsego	13.95	8.52	60.41	11.99	5.14
Putnam	0.11	14.42	80.13	3.44	1.90
Rensselaer	37.03	8.60	48.22	3.70	2.45
Saratoga	35.71	12.25	44.04	4.98	3.02
Schenectady	59.52	5.40	32.48	1.34	1.26
Schoharie	0.14	11.91	67.64	14.41	5.89
Schuyler	26.55	8.41	40.11	15.14	9.79
Seneca	44.26	9.37	31.86	5.57	8.94
St. Lawrence	24.94	7.36	54.98	10.47	2.25
Stuben	54.44	7.33	24.72	7.37	6.14
Sullivan	0.34	13.57	72.86	8.91	4.32
Tioga	20.90	9.88	56.91	9.19	3.12
Tompkins	51.09	14.26	24.46	6.32	3.88
Ulster	9.58	9.75	69.17	7.26	4.25
Warren	31.75	13.25	44.00	8.84	2.16
Washington	20.05	8.30	57.22	11.42	3.01
Wayne	43.77	10.47	34.04	6.10	5.62
Wyoming	56.97	7.92	24.68	7.13	3.30
Yates	33.63	11.49	39.26	9.35	6.28
Metropolitan Counties					
Albany	51.46	10.76	35.15	1.36	1.27
Bronx	24.32	3.27	69.65	0.01	2.76
Broome	64.28	7.60	23.63	2.43	2.05
Dutchess	15.59	8.09	71.08	3.72	1.51
Erie	89.05	4.15	5.60	0.43	0.78
Kings	36.72	1.65	59.36	0.01	2.27
Monroe	73.46	7.88	16.83	0.56	1.27
Nassau	19.96	2.50	76.68	0.22	0.63
New York	20.64	4.42	70.58	0.01	4.35
Niagara	59.81	7.16	30.95	0.90	1.17
Oneida	53.87	7.01	34.10	3.35	1.67
Onondaga	74.98	10.67	11.18	1.58	1.60
Orange	38.38	5.76	50.55	3.02	2.29
Queens	37.96	2.28	58.34	0.01	1.42
Richmond	62.24	2.10	34.76	0.05	0.84
Rockland	86.56	3.50	8.84	0.39	0.71
Suffolk	20.18	5.88	71.16	1.08	1.70
Westchester	29.03	3.96	65.51	0.31	1.20

SUMMARY:	% Utility Gas	% Electricity	% Petroleum	% Wood	% Other
New York State	39.25	5.06	51.92	1.56	2.20
Rural Counties	37.36	9.65	42.50	6.99	3.51
Metropolitan Counties	39.63	4.14	53.80	0.47	1.95

SOURCE: SUPPLEMENTARY REPORT- ADVANCE ESTIMATES OF SOCIAL, ECONOMIC, AND HOUSING CHARACTERISTICS, 1980 U.S CENSUS.

HOME HEAT CHANGES

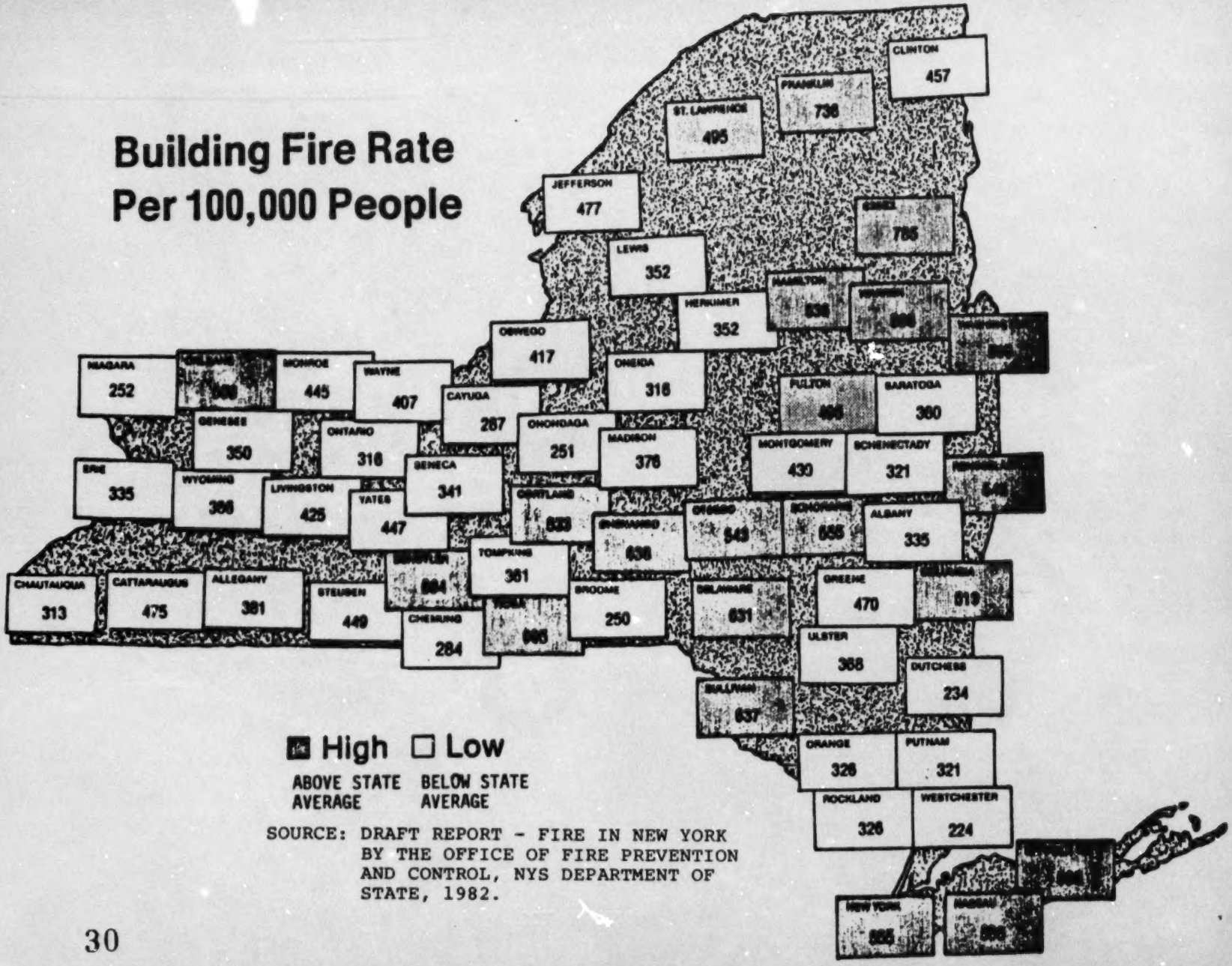
Types of changes	No. of Households	% of Households
Converted to wood as primary heat source	76	50
Added a wood burning heat unit	51	33
Replaced wood burning unit with another wood unit	5	3
Utilized wood considerably more	5	3
Added a fireplace	3	2
Added electric heat to portions of the house	3	2
Converted whole house to electric heat	2	1
Others*	8	5
Totals	153	100

*Others included: Utilize electric space heaters (1); utilize kerosene stoves as secondary heat (1); converted from kerosene to bottled gas heat (1); converted from oil to bottled gas heat (1); converted hot air to hot water heat - health reasons (1); furnace adjusted to better control heat flow (1); added wood heat/converted to electric heat (1); replaced wood stove/utilizing electric space heaters (1).

SOURCE: RURAL HOMEOWNERS IN THE CAPITAL DISTRICT - A FIVE COUNTY STUDY, BY CORNELL COOPERATIVE EXTENSION, CORNELL UNIVERSITY, 1982.

BEST COPY AVAILABLE

Building Fire Rate Per 100,000 People

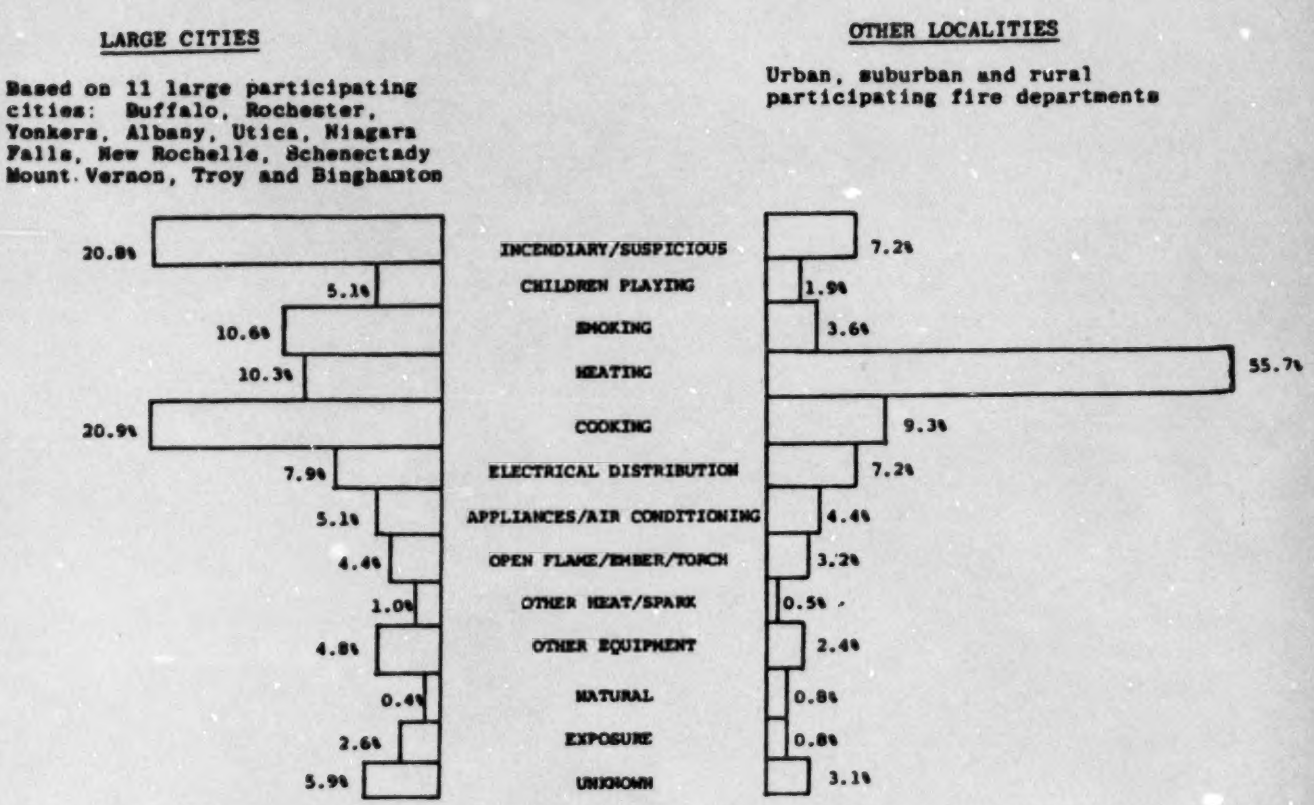


■ High □ Low

ABOVE STATE AVERAGE | BELOW STATE AVERAGE

SOURCE: DRAFT REPORT - FIRE IN NEW YORK BY THE OFFICE OF FIRE PREVENTION AND CONTROL, NYS DEPARTMENT OF STATE, 1982.

FIRE CAUSES IN RESIDENTIAL OCCUPANCIES
NEW YORK STATE FIRE REPORTING SYSTEM
1982



SOURCE: DRAFT REPORT - FIRE IN NEW YORK, BY THE OFFICE OF FIRE PREVENTION AND CONTROL, NYS DEPARTMENT OF STATE, 1982.